

IN RE: PETITIONS FOR SPECIAL EXCEPTION \* BEFORE THE  
AND ZONING VARIANCE  
S/S Glen Arm Road, 127 ft. W \* ZONING COMMISSIONER  
of c/l Hartley Mill Road  
5525 Glen Arm Road \* OF BALTIMORE COUNTY  
11th Election District  
6th Councilmanic District \* Case No. 96-199-XA  
Legal Owner: R. Clayton Emory  
Contract Purchaser/Lessee: Bell  
Atlantic Nynex Mobile, Petitioner \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Exception and Zoning Variance for the property located at 5525 Glen Arm Road in the Long Green Valley of northern Baltimore County. The Petitions are filed by R. Clayton Emory, property owner, and Bell Atlantic Nynex Mobile, Lessee. The Petition for Special Exception seeks approval to permit a 190 ft. high monopole wireless transmitting and receiving facility in an RC-2 zone, pursuant to Section 1A01.2.C.23 of the Baltimore County Zoning Regulations (BCZR). The Petition for Variance seeks relief from Section 502.7.C.2 of the BCZR to allow a monopole antenna 190 ft. high to be located within 75 ft. of the property line and/or zoning line in lieu of the required 380 ft. All of the relief requested is more particularly shown on Petitioner's Exhibits No. 1A and 1B, the plats to accompany the Petitions for Special Exception and Variance.

Appearing at the requisite public hearing held for this case was Clayton Emory and Susanne Emory, property owners. Also present were Jeffrey Narbit and Samuel Frampton on behalf of Bell Atlantic Nynex Mobile, co-Petitioners and Lessees. The Petitioners were represented by Robert Hoffman, Esquire.

It is to be noted that the proposed monopole, when constructed, will house antenna for two cellular communication providers. In addition to Bell Atlantic Nynex Mobile, co-Petitioner, an agreement has been reached to

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Date

By

1/32/96  
R. Hoffman

1-32-96

install antennas for Cellular One on the subject pole. Thus, Cellular One joined in the request for relief. Appearing at the hearing on behalf of that company was Van Thompson and Mike Maus. Karl J. Nelson, Esquire represented the interests of Cellular One. It is also to be noted that Richard L. Smith, a consultant with KCI Technologies, Inc. appeared and testified. Mr. Smith was retained by Bell Atlantic Nynex Mobile and prepared the subject site plans. There were no Protestants present, however, John Canoles, a nearby property owner, appeared as an interested person.

Testimony and evidence presented was that Mr. and Mrs. Emory own a rather large tract of land of approximately 20 acres in size abutting Glen Arm Road, near Hartley Mill Road in the Long Green Valley. The property is improved with an existing one story framed dwelling, a number of small outbuildings and sheds, and an inground swimming pool. An existing 12 ft. wide paved driveway leads to the improvements from Glen Arm Road. The balance of the site is unimproved. Much of the property is wooded or in open fields.

Apparently, Mr. Emory was approached by Bell Atlantic Nynex Mobile about the construction of a monopole on a portion of his property. Prof-fered testimony offered on behalf of this Lessee was that the company specializes in providing cellular/mobile communication services. The company has established a mobile communications network throughout Maryland and the Baltimore Metropolitan area. As is well known, the company provides service to carphones and portable phone users. Bell Atlantic Nynex Mobile employs a grid system in order to establish its communication net-works. A series of antennas are placed on existing buildings or newly constructed towers to provide service within designated grid areas. As a mobile user passes from one grid to the next, his communication is handed off from one tower to the next. This Zoning Commissioner has conducted a

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Date

By

number of hearings regarding the proliferation of wireless communication antennas in Baltimore County and is familiar with the technology and system employed.

Testimony and evidence offered on behalf of the Petitioner was that there is currently a hole in the grid system network in the vicinity of the subject property. Petitioners' Exhibits 5A and 5B depict existing conditions and indicate that this "hole" will be eradicated if the proposed pole and antennas are installed. Similar testimony was proffered by Mr. Nelson on behalf of his client, Cellular One. Moreover, testimony and evidence was offered that the Petitioners had undertaken a search of the subject area to determine if antennas could be installed elsewhere in the vicinity to satisfy the needs of the system. Other commercial properties within the area were examined as were existing buildings. Unfortunately, none of the other alternatives was acceptable, owing to the topography area or location of these alternatives. The uncontradicted testimony offered was that Mr. Emory's property was the best and most practical choice for the installation of the tower.

Additional testimony and evidence was offered regarding the special requirements which need be satisfied in order for special exception relief to be granted for a wireless communication antenna. These special requirements are set forth in Section 502.7 of the BCZR. The Petitioners submitted an environmental impact statement, as required. This exhibit was marked as Petitioners' Exhibit No. 4. A review of same shows that there will be no adverse environmental impact statements caused by the installation of the proposed tower. The levels of electronic frequency admissions are relatively minimal and well within federal environmental guidelines. The environmental impact statement concludes that the antenna will present no health hazards nor environmental dangers. Moreover, it is to be noted

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Date

By

that the site is appropriate for the construction of the tower due to existing site conditions. A large undisturbed area of forest will remain undisturbed and will buffer a significant portion of the tower. Moreover, the tower will not be lighted and will be painted so as to match the skyline.

Based on the testimony and evidence offered, I am persuaded to grant the Petition for Special Exception. I find that the Petitioners have satisfied the standards set forth in Sections 502.1 and 502.7 of the BCZR as they relate to the proposed use. The uncontradicted testimony and evidence offered was persuasive that the proposed use will not cause detriment to the health, safety and general welfare of the locale. It is also to be noted that the proposed use enjoys the support of the Long Green Valley Association. This residential association voted not to oppose the placing of an unlit monopole on the subject property by vote of its Board of Directors on August 10, 1995.

A Petition for Variance has also been requested. This variance is sought from the strict adherence to Section 502.7.C.2 of the BCZR. That section requires that the monopole be located no closer than a distance of two times its height from an adjoining property line and/or zoning line. As shown on the site plan, the monopole will be placed approximately 75 ft. from the property line. Also, as required by regulation, an area devoted to the proposed special exception has been carved out of the Emory property. The area designated for special exception is 5 acres. The tower will be located approximately 75 ft. from the line which has been established marking that 5 acre area. Thus the requested variance is needed for both the property line and zoning use line.

Testimony and evidence offered in support of the requested variance was persuasive. It was again noted that the proposed siting of the tower

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Date

By

1/22/96  
M. D. Dwork


was determined in order to satisfy engineering requirements related to the levels of performance needed for the antennas. Also, as noted above, the proposed site location is within a cleared area, which is surrounded by a thick buffer of mature trees. Thus, the proposed location appears entirely appropriate. Based on the testimony and evidence offered, I am persuaded that the Petitioners have satisfied the standards set forth in Section 307.1 of the BCZR and the case law.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22<sup>nd</sup> day of January, 1996 that, pursuant to the Petition for Special Exception, approval to permit a 190 ft. high monopole wireless transmitting and receiving facility in an RC-2 zone, pursuant to Section 1A01.2.C.23 of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 502.7.C.2 of the BCZR to allow a monopole antenna 190 ft. high to be located within 75 ft. of the property line and/or zoning line in lieu of the required 380 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

By

1/22/96

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

January 22, 1996

(410) 887-4386

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard LLP  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance  
Case No. 96-199-XA  
Contract Purchaser: Bell Atlantic Nynex Mobile  
Legal Owner: R. Clayton Emory, Petitioners  
Property: 5525 Glen Arm Road

Dear Mr. Hoffman:

Enclosed please find the decision rendered on the above captioned case. The Petitions for Special Exception and Zoning Variance have been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm

att.

- c: Messrs. Samuel D. Frampton, Manager,  
and Jeffrey Narbit  
Bell Atlantic Nynex Mobile
- c: Mr. and Mrs. R. Clayton Emory  
5525 Glen Arm Road  
Baltimore, Maryland 21057
- c: Karl J. Nelson, Esquire





# Petition for Special Exception

96-199-XA  
to the Zoning Commissioner of Baltimore County

for the property located at

5525 Glen Arm Road

which is presently zoned

RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Petitioner is requesting a special exception pursuant to Section 1A01.2C23 of the B.C.Z.R. to allow a 190' high monopole wireless transmitting and receiving facility in an RC-2 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee:

Bell Atlantic Nynex Mobile

(Type or Print Name)

By: [Signature]

Signature Samuel D. Frampton, Manager

9000 Junction Drive

Address

Annapolis, MD 20701

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman

(Type or Print Name)

Signature [Signature]  
Venable, Baetjer and Howard, LLP

210 Allegheny Avenue 494-6200

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

R. Clayton Emory

(Type or Print Name)

Signature [Signature]

(Type or Print Name)

Signature

5525 Glen Arm Road

Address

Phone No.

Baltimore, MD

City

State

Zipcode

Name, Address and phone number of legal owner, contact purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Avenue

Address

Towson, MD 21204 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: [Signature]

DATE

11-9-95

201



# Petition for Variance

76-199-XA

## to the Zoning Commissioner of Baltimore County

for the property located at 5525 Glen Arm Road

which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 502.7C2 of the B.C.Z.R. to allow a monopole antenna 190' high to be within 75' of the property line and/or the zoning line in lieu of the required 380'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

to be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

Bell Atlantic Nynex Mobile

(Type or Print Name)

By: [Signature]

Signature

Samuel D. Frampton, Manager

9000 Junction Drive

Address:

Annapolis MD 20701

City

State

Zipcode

Agency for Petitioner:

Robert A. Hoffman

(Type or Print Name)

Signature

Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue 494-6200

Address

Phone No.

Towson MD 21204

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that there are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

R. Clayton Emory

(Type or Print Name)

Signature

(Type or Print Name)

Signature

5525 Glen Arm Road

Address

Phone No.

Baltimore MD

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetier and Howard, LLP  
210 Allegheny Avenue

Towson, MD 21204 494-6200

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: [Signature]

DATE

11-9-95

201





**ZONING DESCRIPTION**  
**GLEN ARM CELL SITE**  
**CLAYTON EMORY PROPERTY**  
**11TH ELECTION DISTRICT**  
**BALTIMORE COUNTY, MD**

*Area of SP. EX. ONLY.*

*96-199-XA*

This description is for a special exception and variance request.

**COMMENCING FOR THE SAME** at a point in Glen Arm Road 680 feet more or less southwesterly as measured along Glen Arm Road from the center of Hartley Mill Road, thence leaving Glen Arm Road South 12 degrees 56 minutes 00 seconds East 314.00 feet to the **POINT OF BEGINNING**, thence running around the special exception parcel, 5 courses

1. South 12 degrees 56 minutes 00 seconds East 475.61 feet, thence
2. North 73 degrees 04 minutes 00 seconds West 17.30 feet, thence
3. South 77 degrees 04 minutes 00 seconds West 452.00 feet, thence
4. North 12 degrees 56 minutes 00 seconds West 467.00 feet, thence
5. North 77 degrees 04 minutes 00 seconds East 467.00 feet, to the point of beginning.

Containing 5.0 acres of land more or less.

01-92170.19

AP/tsv



*C. Allen Paugh*  
*10-26-95*

**201**

ENCLOSURE



**ZONING DESCRIPTION**  
**THE CLAYTON EMORY PROPERTY**  
**AT GLEN ARM**  
**11TH ELECTION DISTRICT**  
**BALTIMORE COUNTY, MARYLAND**

*ENTIRE*  
*Area of SITE*  
*96-199-XA*

This description is for a special exception and variance request.

**BEGINNING FOR THE SAME** at a point in the center of Glen Arm Road which is 127 feet measured westerly along Glen Arm Road from the center of Hartley Mill Road, thence leaving Glen Arm Road and running around the Clayton Emory Property, 11 courses

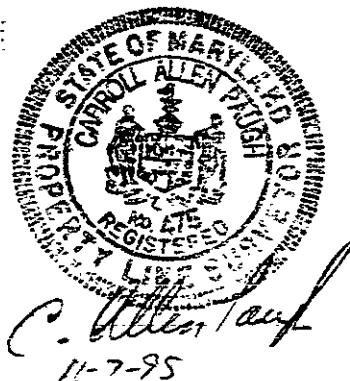
- 1) South 08 degrees 32 minutes 00 seconds East 986.00 feet, thence
- 2) North 73 degrees 04 minutes 00 seconds West 563.00 feet, thence
- 3) South 77 degrees 04 minutes 00 seconds West 634.86 feet, thence
- 4) North 05 degrees 16 minutes 00 seconds West 661.94 feet, thence
- 5) North 32 degrees 19 minutes 00 seconds West 155.88 feet, to Glen Arm Road thence running in Glen Arm Road
- 6) North 79 degrees 10 minutes 00 seconds East 100.00 feet, thence
- 7) North 79 degrees 10 minutes 00 seconds East 398.06 feet, thence
- 8) North 80 degrees 38 minutes 00 seconds East 100.00 feet, thence
- 9) North 83 degrees 53 minutes 00 seconds East 100.00 feet, thence
- 10) North 84 degrees 58 minutes 00 seconds East 167.44 feet, thence
- 11) North 84 degrees 52 minutes 00 seconds East 301.02 feet to the point of beginning.

Saving and excepting there from a 35' right-of-way as shown on Baltimore County right-of-way plat 66/405 leaving a total acreage of 20.056 acres as recorded by the Baltimore County Department of Assessment.

AP/tsv

01-92170.19

November 7, 1995



*201*



**CERTIFICATE OF POSTING**

**ZONING DEPARTMENT OF BALTIMORE COUNTY**

**Towson, Maryland**

96-199-X12

District: 14th Date of Posting: 11/28/95  
Posted for: Special Exception & Variance  
Petitioner: R. Clayton Emory  
Location of property: 5325 Glen Arm Rd.  
Location of Signs: Facing road way on property being zoned  
Remarks: \_\_\_\_\_  
Posted by: [Signature] Date of return: 12/1/95  
Number of Signs: 1



**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Offices Building, 111 W. Chesapeake Avenue in Towson, Maryland, 21204 of Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #98-198-XA  
(Item 281)

5525 Glen Arm Road,  
S/S Glen Arm Road, 127 W of  
c/Hartley Mill Road  
11th Election District  
6th Councilmanic

Legal Owner(s):  
R. Clayton Emory

Contract Purchaser/lessee:  
Bell Atlantic Nynex Mobile  
Hearing: Wednesday, December 13, 1998 at 2:00 p.m. in  
Rm. 118, Old Courthouse.

Special Exception: to allow a  
192-foot high monopole wireless transmitting and receiving  
facility. Variance: to allow a  
monopole antenna 190 feet  
high to be within 75 feet of the  
property line and/or the zoning  
line in lieu of the required 880  
feet.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible, for  
special accommodations  
Please Call 867-3393.

(2) For information concerning the file and/or Hearing,  
Please Call 867-3391.

11/26/98 Nov. 23, 618717

**CERTIFICATE OF PUBLICATION**

TOWSON, MD.,

*Nov. 30, 1998*

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on *Nov. 23 1998*

**THE JEFFERSONIAN,**

*A. H. Friedman*  
**LEGAL AD. - TOWSON**

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

010007

DATE 11-14-95 ACCOUNT 7001-6050

96-199-XA

AMOUNT \$ 6020.

RECEIVED FROM:

Vergate Factories & Hardware  
1000 General Excise Tax  
1000 - 1000 - 1000  
1000 - 1000 - 1000  
1000 - 1000 - 1000

FOR:

Payroll  
1000 - 1000 - 1000  
1000 - 1000 - 1000  
1000 - 1000 - 1000  
1000 - 1000 - 1000

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

[Signature]

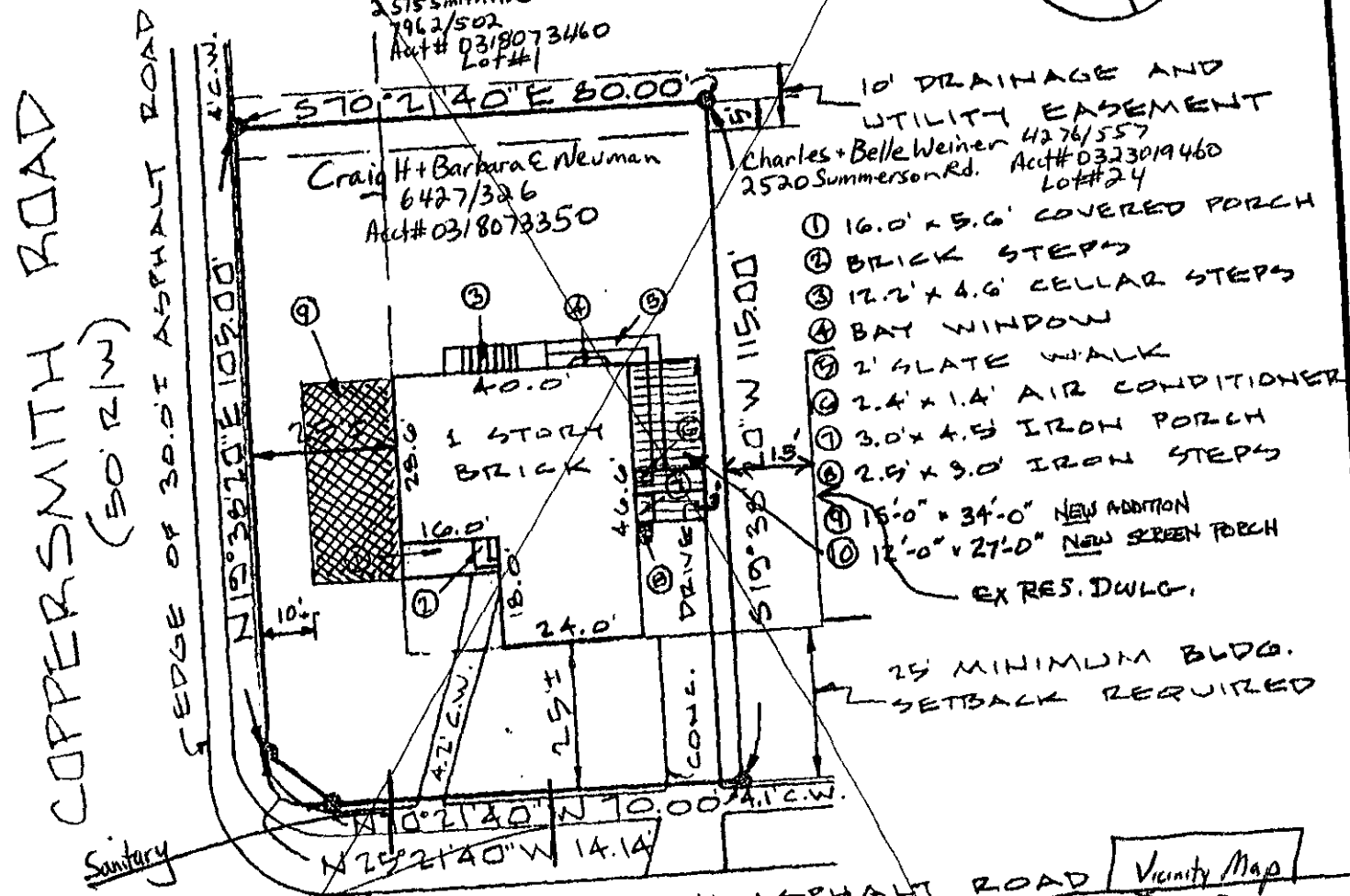
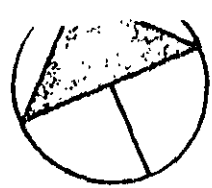
VICINITY MAP

SEE  
BELOW.

ZONING: DR-5.5  
Elect. Dist. 3  
CO. Dist: 2  
1" = 200' scale  
Zoning Map No; NW, 8-D  
Lot size: 8870 sq ft. / .2 AC

Chesapeake Bay  
Critical Area: NO  
Public Water & sewer

Reviewed by: *[Signature]*  
Item # 419 Case #  
Prior zoning Hearing(s): NONE

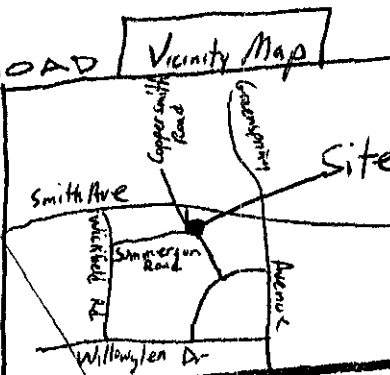


SUMMERSON ROAD  
(60' R/W)

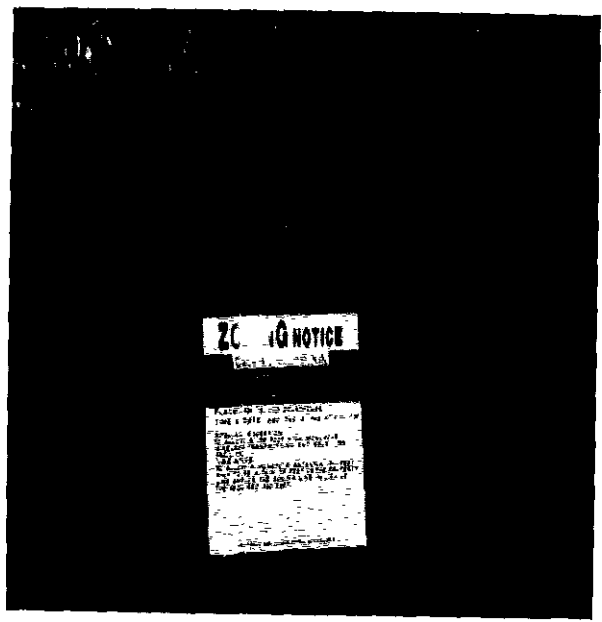
Public water + sewer

ZONING VARIANCE PLAN

PLAT BOOK R.R.G. NO. 29, FOLIO 30.



Zoned Dr 5.5 HOUSE LOCATION PLAT FOR  
#2522 SUMMERSON ROAD  
LOT 25 2ND CD. BLOCK "A" "PICKWICK"  
BALTIMORE COUNTY, MD  
3 RD ELECTION DISTRICT  
SCALE: 1" = 30'  
DATE: JULY 28, 1982  
RUSSELL R. KLAGES & ASS  
BALTIMORE, MARYLAND 21229







Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 201  
Petitioner: Bell Atlantic, Nynex Mobile  
Location: Glen Arm Road, #5525

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Ormord, Legal Assistant  
ADDRESS: 210 Allegheny Avenue  
Towson, Md 21204  
PHONE NUMBER: 410-494-6201

AJ:ggs

(Revised 04/09/93)



TO: POTOMENT PUBLISHING COMPANY

November 22/23, 1995 Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esq.  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204  
494-6200

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-199-XA (Item 201)  
5525 Glen Arm Road  
S/S Glen Arm Road, 127' W of c/l Hartley Mill Road  
11th Election District - 6th Councilmanic  
Legal Owner: R. Clayton Emory  
Contract Purchaser/Lessee: Bell Atlantic Nynex Mobile

Special Exception to allow a 190-foot high monopole wireless transmitting and receiving facility.  
Variance to allow a monopole antenna 190 feet high to be within 75 feet of the property line and/or the zoning line in lieu of the required 380 feet.

HEARING: WEDNESDAY, DECEMBER 13, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

448011



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 16, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-199-XA (Item 201)  
5525 Glen Arm Road  
S/S Glen Arm Road, 127' W of c/l Hartley Mill Road  
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Contract Purchaser/Lessee: Bell Atlantic Nynex Mobile

Special Exception to allow a 190-foot high monopole wireless transmitting and receiving facility.  
Variance to allow a monopole antenna 190 feet high to be within 75 feet of the property line and/or the zoning line in lieu of the required 380 feet.

HEARING: WEDNESDAY, DECEMBER 13, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: R. Clayton Emory  
Bell Atlantic Nynex Mobile  
Robert A. Hoffman, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 19, 1995

NOTICE OF REASSIGNMENT

Rescheduled from 12/13/95  
CASE NUMBER: 96-199-XA (Item 201)  
5525 Glen Arm Road  
S/S Glen Arm Road, 127' W of c/l Hartley Mill Road  
11th Election District - 6th Councilmanic  
Legal Owner: R. Clayton Emory  
Contract Purchaser/Lessee: Bell Atlantic Nynex Mobile

Special Exception to allow a 190-foot high monopole wireless transmitting and receiving facility.  
Variance to allow a monopole antenna 190 feet high to be within 75 feet of the property line and/or the zoning line in lieu of the required 380 feet.

HEARING: FRIDAY, JANUARY 5, 1996 at 9:00 a.m. in Room 106, County Office Building.

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a faint, circular official stamp.

ARNOLD JABLON  
DIRECTOR

cc: Robert Hoffman, Esq.  
John Canoles



ENVIRONMENTAL IMPACT STATEMENT

FOR ITEM NO. 201

FOR THE PROPOSED 190' TOWER

AND EQUIPMENT SHELTERS

LOCATED AT 5525 GLEN ARM ROAD

BALTIMORE COUNTY, MARYLAND

Prepared for:

Bell Atlantic NYNEX Mobile  
9000 Junction Drive  
Annapolis Junction, Maryland 20701

Prepared by:

KCI Technologies, Inc.  
10 North Park Drive  
Hunt Valley, Maryland 21030

November 1995

Rel No 4



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 5, 1995

Robert A Hoffman, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

RE: Item No.: 201  
Case No.: 96-199-XA  
Petitioner: R. Clayton Emory

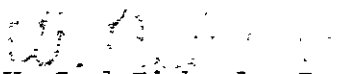
Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 9, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Nov. 29, 1995  
Zoning Administration and Development Management

FROM: *Sub* Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for November 27, 1995  
Item No. 201

The Development Plans Review Division has reviewed the subject zoning item. A final landscape plan will be required if this request is granted.

RWB:sw



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

11-22-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 201 (JJS)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for*   
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/20/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 20, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

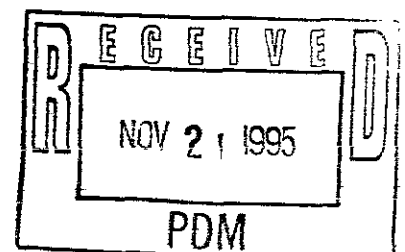
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 194, 196, 197, 199, 200, 201,  
202 & 203.

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: November 17, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 196, 197, 198, 199, 200, 201, 203 and 204

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey Long*

Division Chief:

*Carol L. Kins*

PK/JL

## PETITION PROBLEMS

**#194 --- MJK**

Need power of attorney for person signing for legal owner.

**#196 --- JJS**

No zoning listed on petition form.

**#200 --- JJS**

Notary section is incomplete - only one signature notarized.

**#201 --- JJS**

No telephone number for legal owner.

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
1400 Greenspring Valley Road, N/S Green-	*	ZONING COMMISSIONER
spring Valley Road, 930' W of c/l		
Greenspring Avenue, 8th Election Dist.,	*	OF BALTIMORE COUNTY
3rd Councilmanic		
	*	CASE NO. 96-230-SPHA
Koinonia Partnership		
Petitioner	*	
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29<sup>th</sup> day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, Nolan, Plumhoff and Williams, 210 W. Pennsylvania Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

4444444444

76-199-XA-

Carl Nelson - Eng. - Kravon & Grobman  
Cellular Co.

Rob Heffner Eng.  
Bell Atlantic -

Ken Ann Rd -  
property

20 acres

NC-2

502.7

Cellular Telephone

Hole in coverage -  
Pole to fill in gap

Shows ~~substant~~ what will  
be covered

PA 3 - Bell Atlantic's search  
area - where  
the tower need  
be placed in  
order to fill in hole

Search area identified

ref area - Some industrial  
zoned land (then  
Aur Hummroad  
aerospace property) but  
at a low elevation  
at elevation 300, need high  
tower

~~one~~ one other commercial  
corner of Harford & Long  
Green - very small  
site - much more  
visible, more  
highly visible  
has

only AC left -

set back - 2 times the height  
required

want to provide area for  
screening

would have taller tower, remove  
more trees for road & site

75' from property line  
75' from special exception  
area demarcation line

will be fenced

Major trees to be saved

landscaping also proposed

502.7 tests

- no lighting at all -

painted light blue - blend into  
sky line -

native location

co-location -

Bell Atlantic Nynex

Cellular One

---

Nelson - proffers that Cellular One  
has some coverage problems

# These are commuter route areas  
Exhibits # 5 - B show Cellular

Cellular One -  
Munich

---

Grent



VENABLE, BAETJER AND HOWARD  
REQUEST FOR MESSENGER DELIVERY/PICK-UP

109423

DATE & TIME PREPARED 11/20/95 3:00	SENDER BW Ormord	EXT. NO. 6201
CLIENT/MATTER NO. 16571/114452	CLIENT/MATTER NAME BAMS/Glen Arm	
IF FIRM CHARGE, EXPLAIN _____		
<b>INFORMATION</b> (PLEASE CHECK ONE)		
<input checked="" type="checkbox"/> DELIVER	<input type="checkbox"/> PICK-UP	<input type="checkbox"/> ROUND TRIP
Must Be Delivered/Picked-Up By: Date _____ Time _____		
NAME: <u>Arnold Jablon, Director</u> FLOOR: _____		
COMPANY: <u>Dept. of Permits &amp; Development Mgmt.</u>		
STREET ADDRESS: <u>111 W. Chesapeake</u>		
CITY: <u>Towson</u> STATE: <u>MD</u> ZIP CODE: <u>21204</u>		
TELEPHONE: _____		
ITEMS AND QUANTITIES		
<u>1</u> ENVELOPE(S)	____ BOX(ES)	____ OTHER (SPECIFY) _____
SPECIAL INSTRUCTIONS		
_____ _____ _____		
FOR ADMINISTRATIVE SERVICES USE ONLY		
MESSENGER SERVICE	<b>RECEIVED</b> NOV 21 1995 PDM	
TIME REC'D AT DISPATCH	TIME OUT TO CARRIER	TIME DELIVERED
COMMERCIAL MESSENGER SIGNATURE: _____		
REC'D BY: _____		
R/T REC'D BY: _____	DATE: <u>11/20/95</u>	TIME: <u>4:15 p.m.</u>
COST: \$ _____		

5807-95  
VENABLE, BAETJER AND HOWARD, LLP  
including professional corporations

210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147

**VENABLE**  
ATTORNEYS AT LAW

OFFICES IN

MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

Writer's Direct Number:  
(410) 494-6201

11/21/95  
8  
JOBS  
for file  
November 20, 1995

**Via Hand Delivery**

Arnold Jablon, Director  
Department of Permits and Development Management  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204


Re : Zoning Item No. 201  
Petition for Special Exception and Variance  
Bell Atlantic Nynex Mobile  
Proposed Site at 5525 Glen Arm Road

Dear Mr. Jablon:

Enclosed is the Environmental Impact Statement to be included as part of the above referenced zoning file.

If you have any questions, please give me a call.

Sincerely,

  
Barbara W. Ormord  
Legal Assistant

Enclosure  
cc: Robert A. Hoffman, Esquire

TO1DOCS1/BAW01/0015688.01

5645-95  
VENABLE, BAETJER AND HOWARD, LLP  
Including professional corporations

210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147

11/29/95  
J  
TO 68

OFFICES IN

MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

**VENABLE**  
ATTORNEYS AT LAW

**Writer's Direct Number:**  
**410-494-6201**

November 28, 1995

Arnold Jablon, Director  
Department of Permits  
and Development Management  
County Office Building  
111 W. Chesapeake Avenue  
Towson, MD 21204

Re: Case No.: 96-199-XA (Item 201)  
Petitioner: Bell Atlantic Nynex Mobile

Dear Mr. Jablon:

I represent Bell Atlantic Nynex Mobile, the petitioner, in the above captioned matter. The hearing in this matter has been scheduled for Wednesday, December 13, 1995, and unfortunately I am scheduled to appear before the Board of Appeals on that day for a hearing which begins at 10:00 a.m. and is expected to go all day. Therefore, I respectfully request a postponement of the hearing to another date.

Thank you for your consideration.

Yours truly,



Robert A. Hoffman

cc: Lawrence Schmidt, Zoning Commissioner  
Gwen Stephens

bw

TO1DOCS1/BAW01/0016049.01

**LONG GREEN VALLEY ASSOCIATION**  
**P.O. Box 91**  
**Baldwin, Maryland 21013**

**MINUTES FOR AUGUST 10, 1995**

*A regular meeting of the Board of Directors of the Long Green Valley Association was held on August 10, 1995 at Boorby Vineyards.*

- 1. A quorum was declared present. The following board members were in attendance: B. Buck, S. Emory, C. Pine, K. Tyler, J. Deford, N. Boyce, S. Millemann, M. Cordes, and C. Ebert. Guests were representatives from Bell Atlantic and Cellular One. Also attending was E. Elanton.*
- 2. The minutes of the meeting for July 6, 1995 were approved as submitted.*
- 3. The representative of Bell Atlantic, Robert McAvoy, explained that Cellular One will operate with his company by sharing the tower on Morgan Mill Rd. and the one on the Emory's property. The BGE towers were proved not feasible by Bell Atlantic's engineers. By a silent vote of those board members present, the LGVA board voted not to oppose the placing of an unlit monopole 190 feet high on the location shown on Bell Atlantic's map on the Emory property.*
- 4. Festival update: the Rigiones will be in residence at Merryland until after our festival. The board approved spending \$250 for a wagon and team for our hayride, providing we charge a fee. Our legal advisors suggest that each board member review his/her homeowner's insurance policy to find out what liability protection each of us has in regard to the festival. Merryland Farm will provide activities at the festival. Admission prices were set at adults \$3.00; children 12-4 years \$1.00; children 3 years and under free.*
- 5. Cromweill Valley: N. Boyce attended a meeting at Lillian Jennifer's which revealed that Mr. Sanders has purchased the Sunset Grill's liquor license, in the 9th district, thus overcoming the grounds on which his previous request was denied, i.e. a liquor license cannot be transferred from one district to another. The license is for beer, wine, bar and carryout. Although Sanders indicates he*

Southwestern Bell Mobile Systems  
Best Server (CHAR = STIN COLOR = dBm)  
Market: CellularONE  
Time: Thu Dec 28 10:20:24 1995  
Group: 496 EXISTING SITES w/o MT VISTA  
Plot: EXISTING SITES w/o MT VISTA  
File: L:\WASHBAL\PILOT\48AA.plt

"Before" Coverage Plot

12.6A

--Detail in report L:\WASHBAL\PILOT\48AA.RPT--

THRESHOLD:

Signal >= -85 dBm

ANET v1.7

9501 ML

LCC,L.L.C.

DNLC

Miles

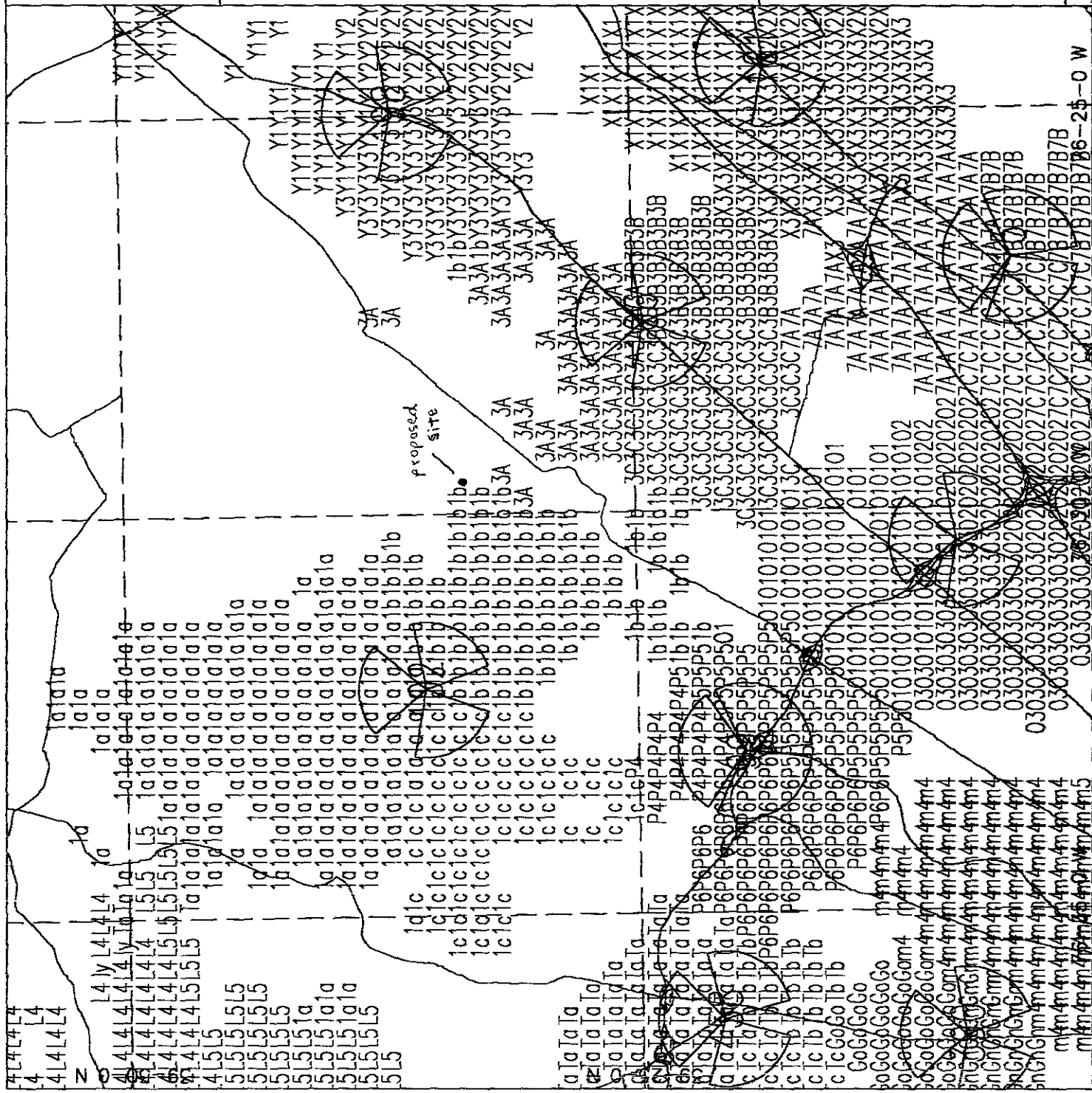
0.00

1.0

2.0

SCALE: 1:100,001

USER: RASKIN



Southwestern Bell Mobile Systems  
Best Server (CHAR = STTN COLOR = dBm)  
Market: CellularONE  
Time: Thu Dec 28 10:16:21 1995  
Group: 495 Mt Vista BAMS  
Plot: MT VISTA w/EXISTING SITES  
File: L:\WASHBAL\PILOT\48A9.plt

"After" Coverage Plot

10/5/95

--Detail in report L:\WASHBAL\PILOT\48A9.RPT--

THRESHOLD:

--- Signal >= -85 dBm ---

ANET V1.7  
9501 ML  
LOC.LLC  
DNLC

Miles

0.00 1.0 2.0

SCALE: 1:100,001 USER: RASKIN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

June 13, 2002

Mr. James J. Stepowany  
Crown Castle International  
4700 Corridor Place, Ste. D,  
Beltsville, MD 20705

Dear Mr. Stepowany

RE: Glen Arm Telecommunications Facility  
Spirit and Intent Case No. 96-199 XA  
11th Election District

Your letter addressed to Mr. Jablon, dated June 5, 2002, has been referred to me for reply. After careful review of the materials included with the letter and the zoning records for this property the following has been determined.

Provided that the height of the existing tower is not increased and no lighting of any kind is placed on the tower, and further, all ground based equipment the proposal is considered to be within the "spirit and intent" of Zoning Case No. 99-199 SPHXA. You must sticky-back a copy of this letter on all plans submitted to Baltimore County for permit approval.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Lloyd T. Moxley", with a stylized flourish at the end.

Lloyd T. Moxley  
Planner II  
Zoning Review

LTM

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper



Structural Analysis  
Of

**Crown Site:**

**Glen Arm (BU 806259)**

**AT&T Site:**

**Glen Arm Road (911019010)**

185.5 Foot Monopole

5525 Glen Arm Road

Glen Arm, Maryland

March 8, 2002

Project 16-00090597.13

Revision 1

**Prepared For:**

Crown Castle Atlantic, LLC

9200 Arboretum Parkway, Suite 125

Richmond, Virginia 23236

**URS Corporation**

2020 K Street, NW, Suite 310

Washington, DC 20006

Tel: 202.785.3147

Fax: 202.785.3171



## 1. EXECUTIVE SUMMARY

This report summarizes the structural analysis of the 185.5-foot steel monopole tower located at 5525 Glen Arm Road, Glen Arm, Maryland in Baltimore County. The reference design standard upon which our analysis and evaluation is based on is ANSI/TIA/EIA-222-F-1996, *Structural Standards for Steel Antenna Towers and Antenna Supporting Structures*, using a basic wind speed of 75 miles per hour (mph) with no ice or 65 mph with ½" radial ice. The loading considered in the analysis consists of existing and proposed antennas, antenna supporting mounts, and antenna feed cables as outlined in section 3 (Analysis Methodology and Loading Conditions) contained within this report.

The result of our structural analysis indicates that the tower would meet ANSI/TIA/EIA-222-F design specification for wind loads and allowable stress.

## 2 INTRODUCTION

The subject structure is a 185.5-foot monopole designed by FWT, Inc. For the purpose of this analysis, the tower geometry and structural member sizes were obtained from the original tower drawings from FWT, Inc. dated January 31, 1996 (See Section 7). Crown Castle provided information regarding the existing and proposed antennas and transmission lines.

The monopole tower is a 12-sided, freestanding steel tower with a base outside diameter of 61.25 inches and a top outside diameter of 21.57 inches. Each of the four existing tubular sections that make up the monopole structure is fabricated from ASTM A572 Grade 65 steel plate. The steel plate ranges in thickness from 0.25 inches to 0.4375 inches. The individual shafts are connected together by means of slip joints jacked together with splice lengths ranging from 48 inches to 78 inches. For the purpose of this analysis, URS assumes the existing monopole to be in good condition with no structural defects. A detailed structural inspection was not performed on the monopole. All existing and proposed antenna feed lines are assumed to be located on the inside of the monopole structure.

The reference design standard upon which our analysis and evaluation is based on is ANSI/TIA/EIA-222-F-1996, *Structural Standards for Steel Antenna Towers and Antenna Supporting Structures*, using a basic wind speed of 75 miles per hour (mph) with no ice or 65 mph with  $\frac{1}{2}$ " radial ice. It is the purpose of this analysis to investigate the structural integrity of the existing monopole tower by examining the loading associated with the existing and proposed antenna configurations.

### 3. ANALYSIS METHODOLOGY AND LOADING CONDITIONS

The subject monopole tower was analyzed as a three-dimensional structure by use of the finite element analysis computer program *ERITower* from C-Concepts, Inc. The structural model input data consists of overall tower geometry, structural member sizes, plate thickness, and specific loading cases such as number and types of antennas, mounting booms, and antenna feed cables. Information is specified through a series of spreadsheets and user defined databases. The program performs the following:

1. Automatically generates nodes and elements for a subsequent finite element analysis (FEA).
2. Automatically calculates the pressure coefficients, wind pressures, ice loads, and resulting forces in the tower.
3. Allows for entry of panel antennas, whip antennas, feed cables, and user defined appurtenances, such as platform mounts, at any location on the tower.
4. Performs stress checks of all structural members and indicates whether each individual member passes or fails.

The computer output consists of extensive reports in Microsoft Rich Text Format and several graphical displays that indicate tower geometry, loading conditions, member stresses, deflections, and leg reactions.

Application of wind load on the tower assumes wind blowing from sixteen different directions around the compass:

Compass Direction	Compass Direction
Wind 0 deg	Wind 180 deg
Wind 30 deg	Wind 210 deg
Wind 45 deg	Wind 225 deg
Wind 60 deg	Wind 240 deg
Wind 90 deg	Wind 270 deg
Wind 120 deg	Wind 300 deg
Wind 135 deg	Wind 315 deg
Wind 150 deg	Wind 330 deg

All wind loads applied to the structure, as well as antennas, feed cables and other discreet and linear appurtenances, are computed in accordance with the ANSI/TIA/EIA-222-F-1996 design specification.

The following antenna configuration was utilized for this analysis:

Load Type	Antennas Description	Elev. (ft)	Coax Lines *
Existing Antennas	(9) Swedcom ALP 8013-M Panel Antennas Mounted on Existing Standard Platform	188.0	(9) 1 1/4" $\phi$ Coax (Internal)
	(9) Swedcom ALP 8010-M Panel Antennas Mounted on Existing Standard Platform	171.0	(9) 1 5/8" $\phi$ Coax (Internal)
	(9) Andrew PCS-09015-2D Panel Antennas Mounted on Existing 10' Sector Mounts	160.0	(9) 1 5/8" $\phi$ Coax (Internal)
	(12) EMS RV90-12-00DA-2 Panel Antennas Mounted on Existing 12' Sector Mounts	153.0	(12) 7/8" $\phi$ Coax (Internal)
	(3) Andrew PG1N0F-0093-009 Panel Antennas Mounted on Existing Flush Mount	135.0	(3) 7/8" $\phi$ Coax (Internal)
Proposed Antennas	(1) LMU Omni Antenna	122.0	(1) 1/2" Coax. (Internal)
	(6) Allgon 7251.02 Panel Antennas Mounted on New 10' Sector Mounts	122.0	(12) 1 3/8" $\phi$ Coax (Internal)

\* For the purpose of this analysis, it is assumed that the existing and proposed feed lines will be located on the inside of the monopole structure.

#### 4. FINDINGS AND EVALUATION

The following is a summary of the structural tower analysis results using a design wind speed of 75 mph with no ice or 65 mph with 1/2" radial ice.

1. The results of our structural analysis indicate that the existing monopole tower would meet current TIA/EIA-222-F design specifications for wind loads and allowable stress.
2. The following table highlights the tower members overstressed by the proposed change in antenna configuration:

Monopole Shaft Section				
Elevation (ft)	Top Outside Diameter (in)	Bottom Outside Diameter (in)	Length (ft)	Overstress (%)
137.0-91.375	32.185	41.843	45.625	1.4
91.375-46.5	41.843	51.208	44.875	0.5

URS is of the opinion than a maximum overstress of 1.4% represents an acceptable level for this structure.

3. The maximum calculated tower reactions are as follows:

	Calculated Values	Original Design Reactions *
Vertical (kips)	48.226	46.6
Horizontal (kips)	34.784	37.2
Overturning Moment (kip-ft)	4,222.734	4,615.0

\* The original design values were taken from FWT, Inc. original tower drawing No. 96-059-A dated January 31, 1996.

4. Since the calculated foundation reactions exceed the original design reactions by only 3.5%, URS considers an overstress of this magnitude to be within an acceptable level. Foundation modifications are not anticipated.
5. The maximum displacement at the top of the tower based on a service wind speed of 50 mph is 57.002 inches.

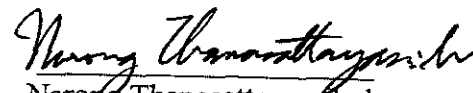
## 5. CONCLUSIONS AND RECOMMENDATIONS

The results of our tower structural analysis indicate that the existing monopole tower would meet current TIA/EIA-222-F design specifications for wind loads and allowable stress. The tower is capable of supporting the existing and proposed antennas using a basic wind speed of 75 miles per hour (mph) with no ice or 65 mph with 1/2" radial ice.


No conclusions, expressed or implied, shall indicate that URS has made an evaluation of the original design, materials, fabrication, or potential erection deficiencies. In addition, the conclusions expressed herein are based upon the structural information contained within this report. Any information contrary to that assumed for the purpose of preparing this report, such as member size, tower geometry, connection information, material strength, and antenna configuration, could alter the findings and conclusions as stated.

The conclusion was also based on the assumption that the structure has been properly fabricated, erected, maintained, connections are in place, and that the structural integrity of the tower has not been compromised due to damage or corrosion of load carrying members.

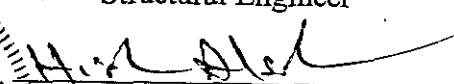
Analysis Performed by:

  
Narong Thanasattayawibul  
Structural Engineer

Checked by:

  
Joselito Dela Vega.  
Structural Engineer



  
Hisham Alsado, P.E.  
Vice President, Office Manager

Date:

3-8-02

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

RICHARD L SMITH

10 NORTH PARK DRIVE, HUNTVALLEY MD 21030  
K.C.I. TECHNOLOGIES, INC.

Jeffrey Nabut

Bell Atlantic Nynex Mobile

SAMUEL FRAMPTON

BELL ATLANTIC NEXUS MOBILE

IAN Thompson

Cellular ONE

MIKE MAUS

CL

JIM JIMKEIVAT

Cellular One

Rob Hoffman

210 + LLeighery Ave 21204

CLAYTON EMORY

2000 JUNCTION DRIVE --

SUSANNE EMORY

ANNAPOLIS JUNCTION, MD. 20701

KARL J.  
Nelson

OFFICE (410) 752-6030  
FACSIMILE (410) 539-1269

DIRECT DIAL (410) 347-7434  
RESIDENCE (410) 472-4648

KARL J. NELSON  
ATTORNEY AT LAW

KRAMON & GRAHAM, P.A.

COMMERCE PLACE  
ONE SOUTH STREET SUITE 2600  
BALTIMORE MARYLAND 21202-3201



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10/10/99

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

John Canales  
↑ John Canoles ↑

5405 Glen Ave Rt 2057





IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE  
S/S Glen Arm Road, 127 ft. W of c/1 Hartley Mill Road  
5525 Glen Arm Road  
11th Election District  
6th Councilmanic District  
Legal Owner: R. Clayton Emory  
Contract Purchaser/Lessee: Bell Atlantic Nynex Mobile, Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Exception and Zoning Variance for the property located at 5525 Glen Arm Road in the Long Green Valley of northern Baltimore County. The Petitions are filed by P. Clayton Emory, property owner, and Bell Atlantic Nynex Mobile, Lessee. The Petition for Special Exception seeks approval to permit a 190 ft. high monopole wireless transmitting and receiving facility in an RC-2 zone, pursuant to Section 1A01.2.C.23 of the Baltimore County Zoning Regulations (BCZR). The Petition for Variance seeks relief from Section 502.7.C.2 of the BCZR to allow a monopole antenna 190 ft. high to be located within 75 ft. of the property line and/or zoning line in lieu of the required 380 ft. All of the relief requested is more particularly shown on Petitioner's Exhibits No. 1A and 1B, the plats to accompany the Petitions for Special Exception and Variance.

Appearing at the requisite public hearing held for this case was Clayton Emory and Susanne Emory, property owners. Also present were Jeffrey Narbit and Samuel Frampton on behalf of Bell Atlantic Nynex Mobile, co-Petitioners and Lessees. The Petitioners were represented by Robert Hoffman, Esquire.

It is to be noted that the proposed monopole, when constructed, will house antenna for two cellular communication providers. In addition to Bell Atlantic Nynex Mobile, co-Petitioner, an agreement has been reached to

install antennas for Cellular One on the subject pole. Thus, Cellular One joined in the request for relief. Appearing at the hearing on behalf of that company was Van Thompson and Mike Maus. Karl J. Nelson, Esquire represented the interests of Cellular One. It is also to be noted that Richard L. Smith, a consultant with KCI Technologies, Inc. appeared and testified. Mr. Smith was retained by Bell Atlantic Nynex Mobile and prepared the subject site plans. There were no Protestants present. However, John Canoles, a nearby property owner, appeared as an interested person.

Testimony and evidence presented was that Mr. and Mrs. Emory own a rather large tract of land of approximately 20 acres in size abutting Glen Arm Road, near Hartley Mill Road in the Long Green Valley. The property is improved with an existing one story framed dwelling, a number of small outbuildings and sheds, and an inground swimming pool. An existing 12 ft. wide paved driveway leads to the improvements from Glen Arm Road. The balance of the site is unimproved. Much of the property is wooded or in open fields.

Apparently, Mr. Emory was approached by Bell Atlantic Nynex Mobile about the construction of a monopole on a portion of his property. Prof-fered testimony offered on behalf of this Lessee was that the company specializes in providing cellular/mobile communication services. The company has established a mobile communications network throughout Maryland and the Baltimore Metropolitan area. As is well known, the company provides service to carphones and portable phone users. Bell Atlantic Nynex Mobile employs a grid system in order to establish its communication net-works. A series of antennas are placed on existing buildings or newly constructed towers to provide service within designated grid areas. As a mobile user passes from one grid to the next, his communication is handed off from one tower to the next. This Zoning Commissioner has conducted a

- 2 -

number of hearings regarding the proliferation of wireless communication antennas in Baltimore County and is familiar with the technology and system employed.

Testimony and evidence offered on behalf of the Petitioner was that there is currently a hole in the grid system network in the vicinity of the subject property. Petitioners' Exhibits 5A and 5B depict existing condi-tions and indicate that this "hole" will be eradicated if the proposed pole and antennas are installed. Similar testimony was proffered by Mr. Nelson on behalf of his client, Cellular One. Moreover, testimony and evidence was offered that the Petitioners had undertaken a search of the subject area to determine if antennas could be installed elsewhere in the vicinity to satisfy the needs of the system. Other commercial properties within the area were examined as were existing buildings. Unfortunately, none of the other alternatives was acceptable, owing to the topography area or location of these alternatives. The uncontradicted testimony offered was that Mr. Emory's property was the best and most practical choice for the installa-tion of the tower.

Additional testimony and evidence was offered regarding the special requirements which need be satisfied in order for special exception relief to be granted for a wireless communication antenna. These special require-ments are set forth in Section 502.7 of the BCZR. The Petitioners submit-ted an environmental impact statement, as required. This exhibit was marked as Petitioners' Exhibit No. 4. A review of same shows that there will be no adverse environmental impact statements caused by the installa-tion of the proposed tower. The levels of electronic frequency admissions are relatively minimal and well within federal environmental guidelines. The environmental impact statement concludes that the antenna will present no health hazards nor environmental dangers. Moreover, it is to be noted

- 3 -

that the site is appropriate for the construction of the tower due to existing site conditions. A large undisturbed area of forest will remain undisturbed and will buffer a significant portion of the tower. Moreover, the tower will not be lighted and will be painted so as to match the sky-line.

Based on the testimony and evidence offered, I am persuaded to grant the Petition for Special Exception. I find that the Petitioners have satisfied the standards set forth in Sections 502.1 and 502.7 of the BCZR as they relate to the proposed use. The uncontradicted testimony and evidence offered was persuasive that the proposed use will not cause detri-ment to the health, safety and general welfare of the locale. It is also to be noted that the proposed use enjoys the support of the Long Green Valley Association. This residential association voted not to oppose the placing of an unlit monopole on the subject property by vote of its Board of Directors on August 10, 1995.

A Petition for Variance has also been requested. This variance is sought from the strict adherence to Section 502.7.C.2 of the BCZR. That section requires that the monopole be located no closer than a distance of two times its height from an adjoining property line and/or zoning line. As shown on the site plan, the monopole will be placed approximately 75 ft. from the property line. Also, as required by regulation, an area devoted to the proposed special exception has been carved out of the Emory prop-erty. The area designated for special exception is 5 acres. The tower will be located approximately 75 ft. from the line which has been established marking that 5 acre area. Thus the requested variance is needed for both the property line and zoning use line.

Testimony and evidence offered in support of the requested variance was persuasive. It was again noted that the proposed siting of the tower

- 4 -

was determined in order to satisfy engineering requirements related to the levels of performance needed for the antennas. Also, as noted above, the proposed site location is within a cleared area, which is surrounded by a thick buffer of mature trees. Thus, the proposed location appears entirely appropriate. Based on the testimony and evidence offered, I am persuaded that the Petitioners have satisfied the standards set forth in Section 507.1 of the BCZR and the case law.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the re-lief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore Coun-ty this 22<sup>nd</sup> day of January, 1996 that, pursuant to the Petition for Spe-cial Exception, approval to permit a 190 ft. high monopole wireless trans-mitting and receiving facility in an RC-2 zone, pursuant to Section 1A01.2.C.23 of the Baltimore County Zoning Regulations (BCZR), he and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 502.7.C.2 of the BCZR to allow a monopole antenna 190 ft. high to be located within 75 ft. of the property line and/or zoning line in lieu of the required 380 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

- 5 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

January 22, 1996 (410) 887-4386

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard LLP  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance  
Case No. 96-199-XA  
Contract Purchaser: Bell Atlantic Nynex Mobile  
Legal Owner: R. Clayton Emory, Petitioners  
Property: 5525 Glen Arm Road

Dear Mr. Hoffman:

Enclosed please find the decision rendered on the above captioned case. The Petitions for Special Exception and Zoning Variance have been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmn

att.

- c: Messrs. Samuel D. Frampton, Manager,  
and Jeffrey Narbit  
Bell Atlantic Nynex Mobile  
Mr. and Mrs. R. Clayton Emory  
5525 Glen Arm Road  
Baltimore, Maryland 21057  
c: Karl J. Nelson, Esquire



Petition for Special Exception  
to the Zoning Commissioner of Baltimore County

for the property located at 5525 Glen Arm Road  
which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations, of Baltimore County, to use the herein-described property for  
Petitioner is requesting a special exception pursuant to Section 1A01.2C23 of the B.C.Z.R. to allow a 190' high monopole wireless transmitting and receiving facility in an RC-2 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee:

Bell Atlantic Nynex Mobile  
By: Samuel D. Frampton, Manager  
9000 Junction Drive  
Annapolis, MD 20701

Agency for Petitioner:

Robert A. Hoffman  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

Legal Owner(s):

R. Clayton Emory  
By: R. Clayton Emory  
5525 Glen Arm Road  
Baltimore, MD 21204

5525 Glen Arm Road  
Baltimore, MD 21204  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

ESTIMATED LENGTH OF HEARING: 2-3 hrs + See VAR.  
REVIEWED BY: DATE: 11-9-95



Petition for Variance  
to the Zoning Commissioner of Baltimore County

for the property located at 5525 Glen Arm Road  
which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)  
502.7C2 of the B.C.Z.R. to allow a monopole antenna 190' high to be within 75' of the property line and/or the zoning line in lieu of the required 380'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

to be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee:

Bell Atlantic Nynex Mobile  
By: Samuel D. Frampton, Manager  
9000 Junction Drive  
Annapolis, MD 20701

Agency for Petitioner:

Robert A. Hoffman  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

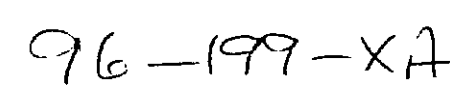
Legal Owner(s):

R. Clayton Emory  
By: R. Clayton Emory  
5525 Glen Arm Road  
Baltimore, MD 21204

5525 Glen Arm Road  
Baltimore, MD 21204  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

ESTIMATED LENGTH OF HEARING: 1-2 hrs + See VAR.  
REVIEWED BY: DATE: 11-9-95







Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 19, 1995

NOTICE OF REASSIGNMENT

Rescheduled from 12/13/95  
CASE NUMBER: 96-199-XA (Item 201)  
5525 Glen Arm Road  
S/S Glen Arm Road, 127' W of c/l Hartley Mill Road  
11th Election District - 6th Councilmanic  
Legal Owner: R. Clayton Emory  
Contract Purchaser/Lessee: Bell Atlantic Nynex Mobile

Special Exception to allow a 190-foot high monopole wireless transmitting and receiving facility.  
Variance to allow a monopole antenna 190 feet high to be within 75 feet of the property line and/or the zoning line in lieu of the required 380 feet.

HEARING: FRIDAY, JANUARY 5, 1996 at 9:00 a.m. in Room 106, County Office Building.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

cc: Robert Hoffman, Esq.  
John Canoles

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 5, 1995

Robert A Hoffman, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

RE: Item No.: 201  
Case No.: 96-199-XA  
Petitioner: R. Clayton Emory

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 9, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Nov. 29, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for November 27, 1995  
Item No. 201

The Development Plans Review Division has reviewed the subject zoning item. A final landscape plan will be required if this request is granted.

RWB:sw



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

11-29-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 201 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2256 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road, Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/20/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 20, 1995.

Item No.: SEE BELOW Zoning Agenda:

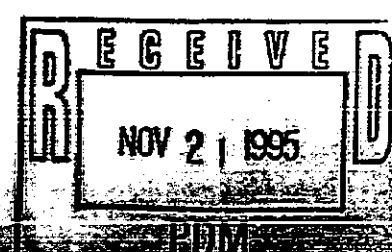
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 194, 196, 197, 199, 200, 201, 202 & 203.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: November 17, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 196, 197, 198, 199, 200, 201, 203 and 204

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey Long*

Division Chief: *Camille L. Williams*

PK/JL

ITEM 196/PZONE/ZAC1

PETITION PROBLEMS

#194 — MJK

Need power of attorney for person signing for legal owner.

#196 — JJS

No zoning listed on petition form.

#200 — JJS

Notary section is incomplete - only one signature notarized.

#201 — JJS

No telephone number for legal owner.

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
1400 Greenspring Valley Road, N/S Green-  
spring Valley Road, 930' W of c/l  
Greenspring Avenue, 8th Election Dist.,  
3rd Councilmanic  
Koinonia Partnership  
Petitioner  
\* \* \* \* \*

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 96-230-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Dentilio*  
CAROLE S. DENTILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29<sup>th</sup> day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, Nolan, Plumbhoff and Williams, 210 W. Pennsylvania Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN



26-199-XA-

Carl Nelson - Eng. - Krauson/Holman  
Cellular One  
Rob Hoffman Eng.  
Bell Atlantic -

Then am rd -  
property

20 acres  
AC-2

302.7

Cellular Telephone

Hole in coverage -  
Hole to fill in gap

Shows exhibits which will  
be covered

Not 3 - Bell Atlantic's search  
area - where  
the tower need  
be placed in  
order to fill in hole

Search area identified

open area - some industrial  
zoned land (then  
was commercial  
aerospace property) but  
at 2 low elevation  
at elevation 300, need huge  
tower

no other commercial  
cover of this type & long  
Aeron - very small  
site - much more  
usable, variance  
highly usable

only AC left -

each back - 2 times the height  
required  
want to provide area for  
sensing  
would have taller tower, more  
more trees for road & site

75' from property line  
75' from special exception  
area demarcation line

will be priced

Major trees to be saved

Landscaping also proposed

302.7 tests

- no lighting at all -

painted light blue - blend into  
sky line -

native location

location -  
Bell Atlantic Nynex  
Cellular One

Nelson - proffers that Cellular One  
has some coverage problems

These are community route area  
Exhibits # 5 - B show Cellular

Cellular One -  
manual

Grant

Notified 9/2/95  
John Canoles  
6705 Blenheim  
21057

VENABLE, BAETJER AND HOWARD

REQUEST FOR MESSENGER DELIVERY/PICK-UP

109423

DATE & TIME PREPARED 11/20/95 3:00	SENDER BW Ormord	EXT. NO. 6201
CLIENT/MATTER NO. 16571/114452		
CLIENT/MATTER NAME BAMS/Glen Arm		
IF FIRM CHARGE, EXPLAIN		
INFORMATION (PLEASE CHECK ONE)		
<input checked="" type="checkbox"/> DELIVER <input type="checkbox"/> PICK-UP <input type="checkbox"/> ROUND TRIP		
Must Be Delivered/Picked-Up By: Date _____ Time _____		
NAME: Arnold Jablon, Director		
COMPANY: Dept. of Permits & Development Mgmt.		
STREET ADDRESS: 111 W. Chesapeake		
CITY: Towson STATE: MD ZIP CODE: 21204		
TELEPHONE:		
ITEMS AND QUANTITIES		
<input checked="" type="checkbox"/> ENVELOPE(S) <input type="checkbox"/> BOX(ES) <input type="checkbox"/> OTHER (SPECIFY)		
SPECIAL INSTRUCTIONS		
FOR ADMINISTRATIVE SERVICES USE ONLY		
MESSENGER SERVICE		
TIME REC'D AT DISPATCH		
COMMERCIAL MESSENGER SIGNATURE		
REC'D BY: [Signature]		
R/T REC'D BY: [Signature] DATE 11/21/95 TIME 4:45 PM		
COST: \$		

VENABLE  
ATTORNEYS AT LAW

November 20, 1995

Via Hand Delivery

Arnold Jablon, Director  
Department of Permits and Development Management  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re : Zoning Item No. 201  
Petition for Special Exception and Variance  
Bell Atlantic Nynex Mobile  
Proposed Site at 5525 Glen Arm Road

Dear Mr. Jablon:

Enclosed is the Environmental Impact Statement to be included as part of the  
above referenced zoning file.

If you have any questions, please give me a call.

Sincerely,

Barbara Ormord  
Barbara W. Ormord  
Legal Assistant

Enclosure  
cc: Robert A. Hoffman, Esquire

TO:DOCS/BAW01/0015688.01

VENABLE  
ATTORNEYS AT LAW

November 28, 1995

Arnold Jablon, Director  
Department of Permits  
and Development Management  
County Office Building  
111 W. Chesapeake Avenue  
Towson, MD 21204

Re: Case No.: 96-199-XA (Item 201)  
Petitioner: Bell Atlantic Nynex Mobile

Dear Mr. Jablon:

I represent Bell Atlantic Nynex Mobile, the petitioner, in the above captioned  
matter. The hearing in this matter has been scheduled for Wednesday, December 13,  
1995, and unfortunately I am scheduled to appear before the Board of Appeals on that  
day for a hearing which begins at 10:00 a.m. and is expected to go all day. Therefore, I  
respectfully request a postponement of the hearing to another date.

Thank you for your consideration.

Yours truly,

Robert A. Hoffman

cc: Lawrence Schmidt, Zoning Commissioner  
Gwen Stephens

bw

TO:DOCS/BAW01/0016049.01

OCT-05-95 12:10 FROM:BELL ATLANTIC MOBILE 10:3815122188 PAGE 2/2

LONG GREEN VALLEY ASSOCIATION

P.O. Box 91  
Baldwin, Maryland 21013

MINUTES FOR AUGUST 10, 1995

A regular meeting of the Board of Directors of the Long Green Valley  
Association was held on August 10, 1995 at Board Vineyards.

1. A quorum was declared present. The following board members were in  
attendance: B. Buck, S. Emory, C. Pine, K. Tyler, J. Deford, N. Boyce, S.  
Millerman, M. Cordes, and C. Ebert. Guests were representatives from Bell  
Atlantic and Cellular One. Also attending was E. Blanton.

2. The minutes of the meeting for July 6, 1995 were approved as submitted.

3. The representative of Bell Atlantic, Robert McAvoy, explained that Cellular  
One will operate with his company by sharing the tower on Morgan Mill Rd.  
and the one on the Emory's property. The BGE towers were proved not  
feasible by Bell Atlantic's engineers. By a silent vote of those board members  
present, the LGVA board voted not to oppose the placing of an untill monopole  
190 feet high on the location shown on Bell Atlantic's map on the Emory  
property.

4. Festival update: The Regiones will be in residence at Maryland until after  
our festival. The board approved spending \$250 for a wagon and team for our  
hayride, providing we change a fee. Our legal advisors suggest that each board  
member provide his/her homeowner's insurance policy to find out what liability  
protection each of us has in regard to the festival. Maryland Farm will provide  
activities at the festival. Admission prices were set at adults \$3.00; children  
12-4 years \$1.00; children 3 years and under free.

5. Connorsville Valley: N. Boyce attended a meeting at Lillian Jenifer's which  
revealed that Mr. Sanders has purchased the Sunset Grill's liquor license, in the  
5th district, thus overruling the grounds on which his previous request was  
denied, i.e. a liquor license cannot be transferred from one district to another.  
The license is for beer, wine, bar and carryout. Although Sanders indicates he



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Richard L. Smith	10 North Park Drive, Hunt Valley, MD 21030
Jeffrey Nelson	KCI Technologies, Inc.
Samuel Franklin	Bell Atlantic Nynex Mobile
Van Thompson	Bell Atlantic Nynex Mobile
Mike Mann	Cellular One
Jim Timberlake	C.L.
Rob Hufman	Cellular One
Clayton Emory	20 Leachery Dr 2104
Susanne Falvey	2000 Junction Drive
Karl J. Nelson	Annapolis Junction, MD 20701

OFFICE (410) 782-9030 DIRECT DIAL (410) 347-7434  
FACSIMILE (410) 539-1259 RESIDENCE (410) 472-4648

KARL J. NELSON  
ATTORNEY AT LAW

COMMENCE PLACE  
ONE SOUTH STREET, SUITE 2600  
BALTIMORE, MARYLAND 21202-3201

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
John Canoles	5405 Glen Arm Rd 21057
John Canoles	

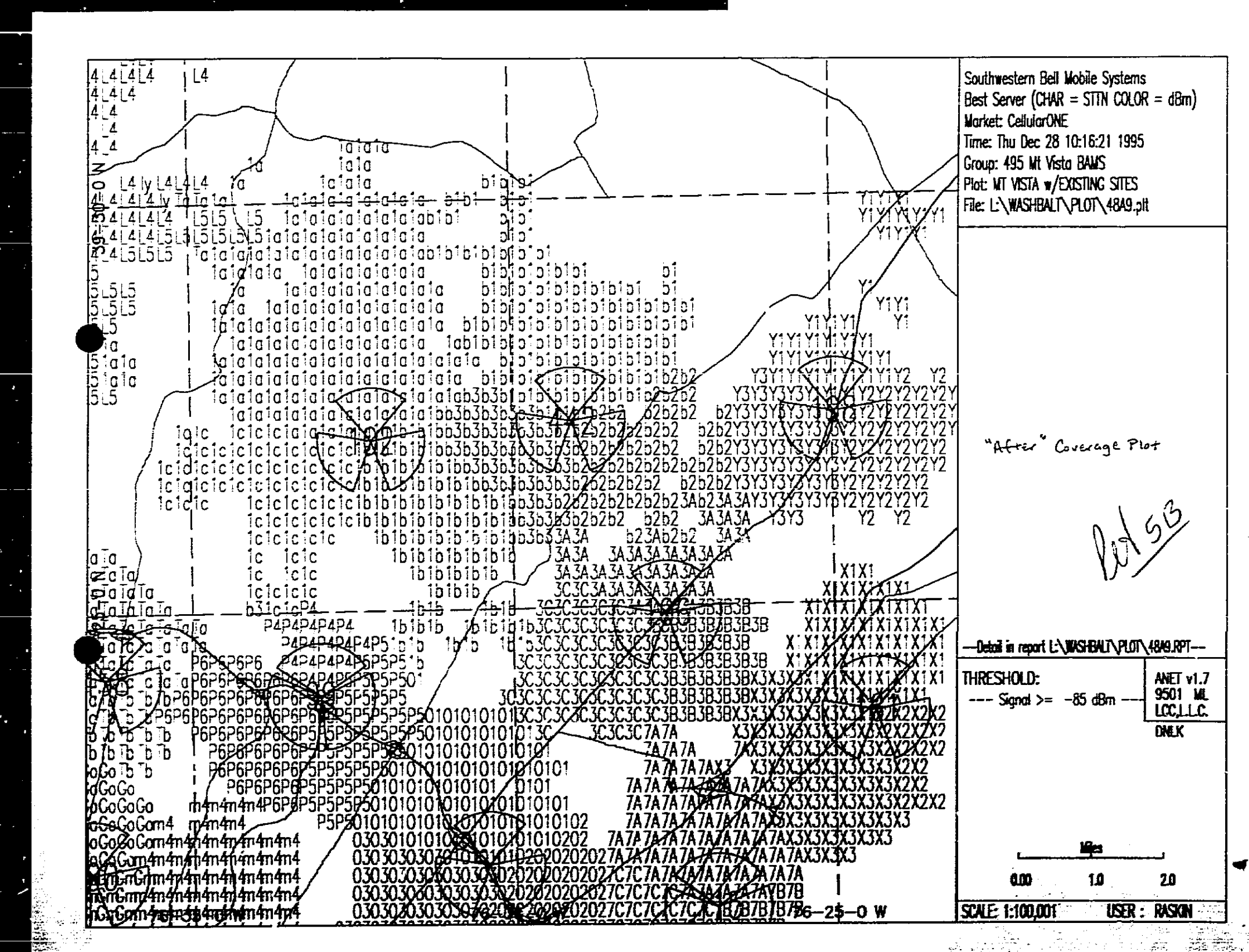
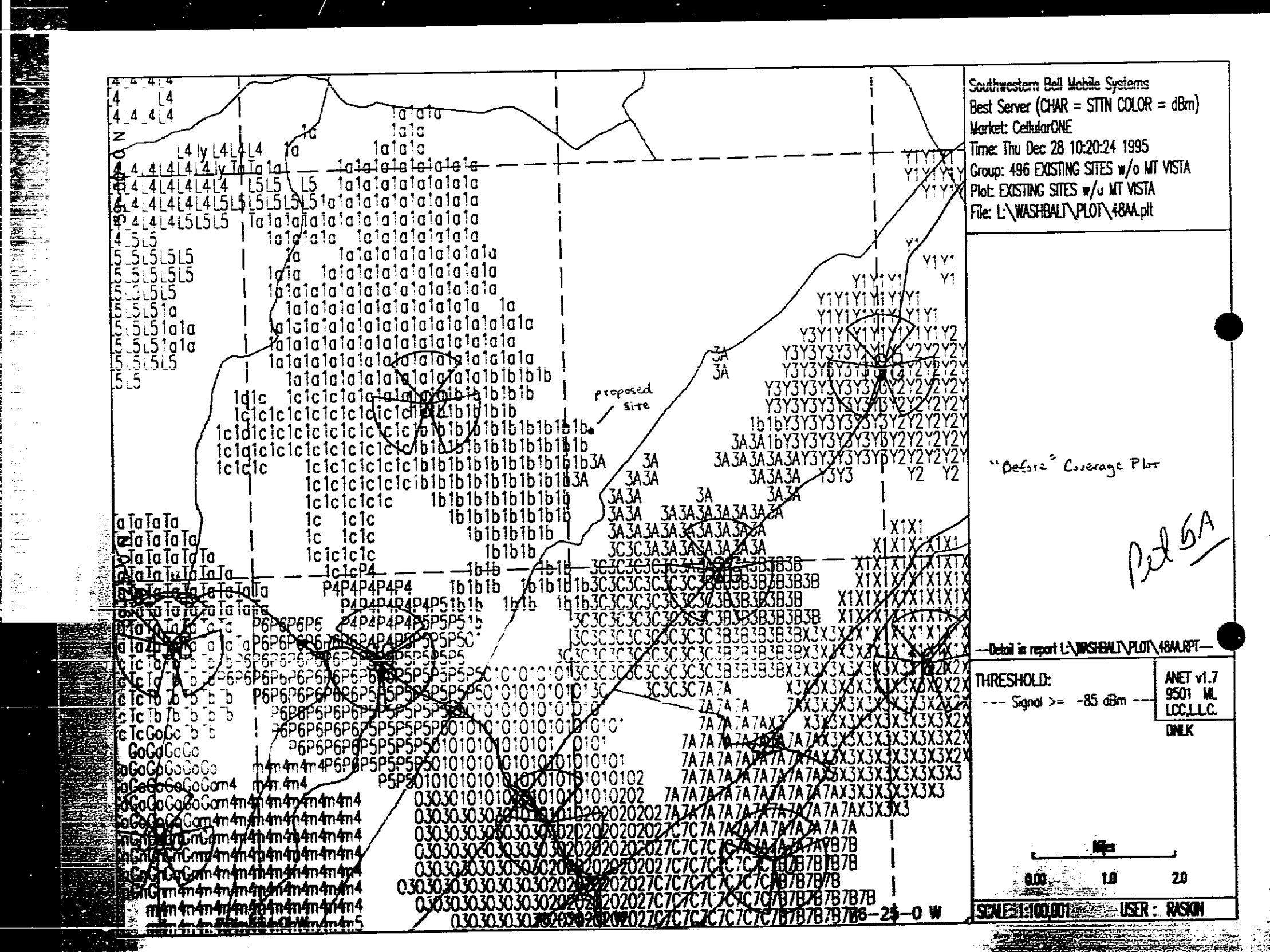
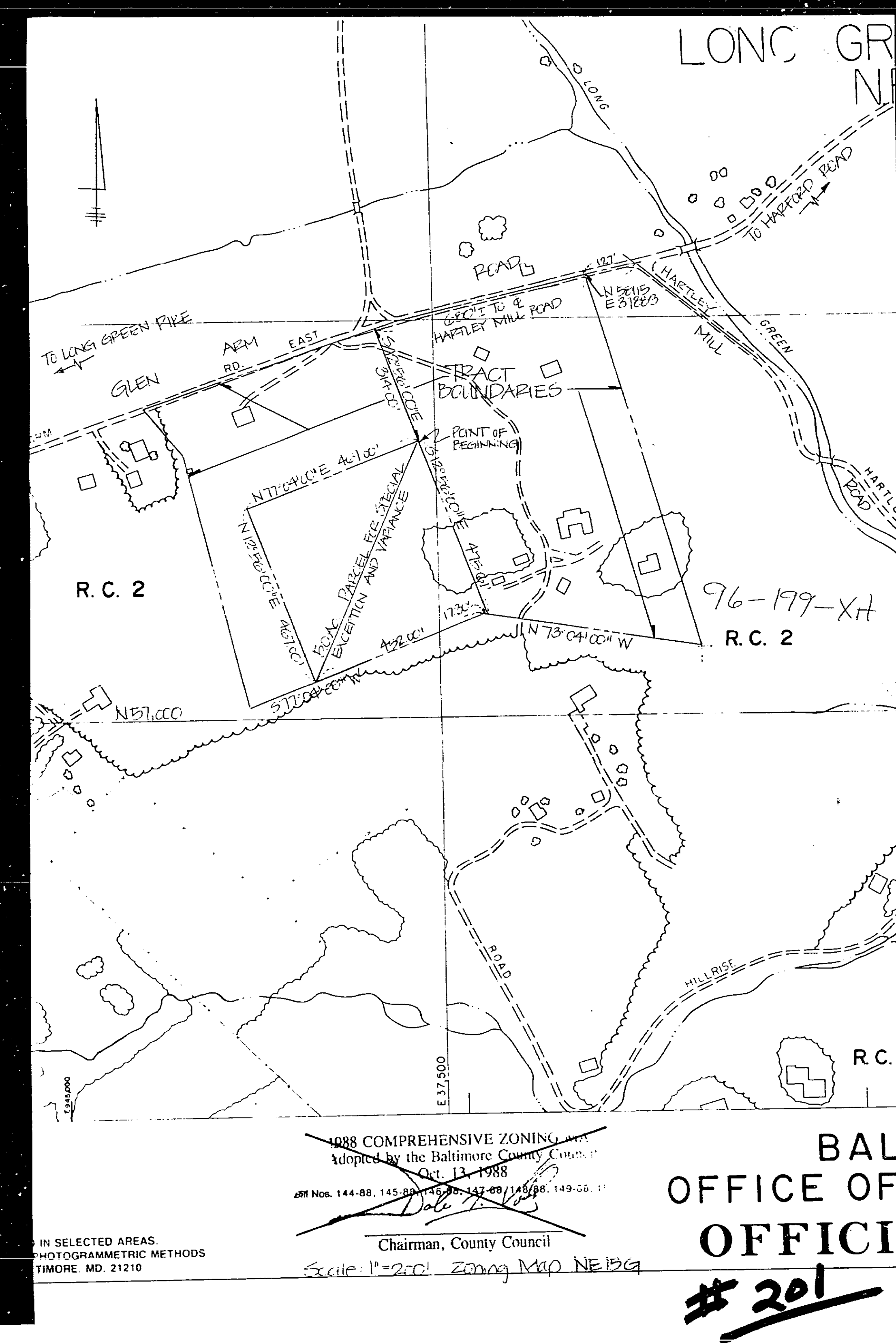
ENVIRONMENTAL IMPACT STATEMENT  
FOR ITEM NO. 201  
FOR THE PROPOSED 190' TOWER  
AND EQUIPMENT SHELTERS  
LOCATED AT 5525 GLEN ARM ROAD  
BALTIMORE COUNTY, MARYLAND

Prepared for:  
Bell Atlantic NYNEX Mobile  
9000 Junction Drive  
Annapolis Junction, Maryland 20701

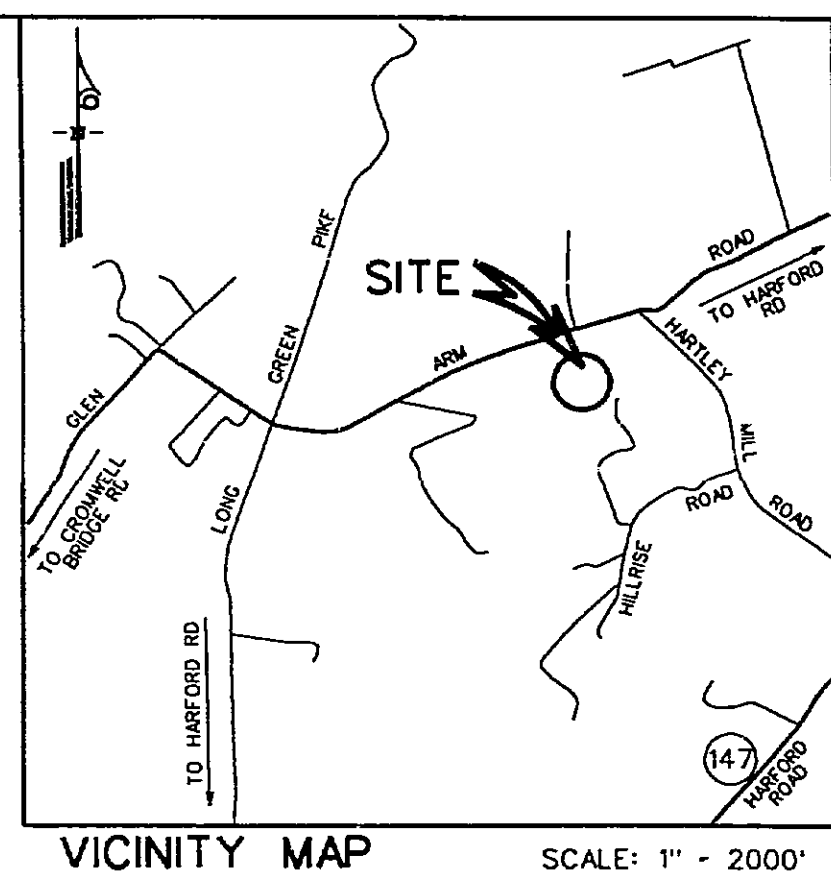
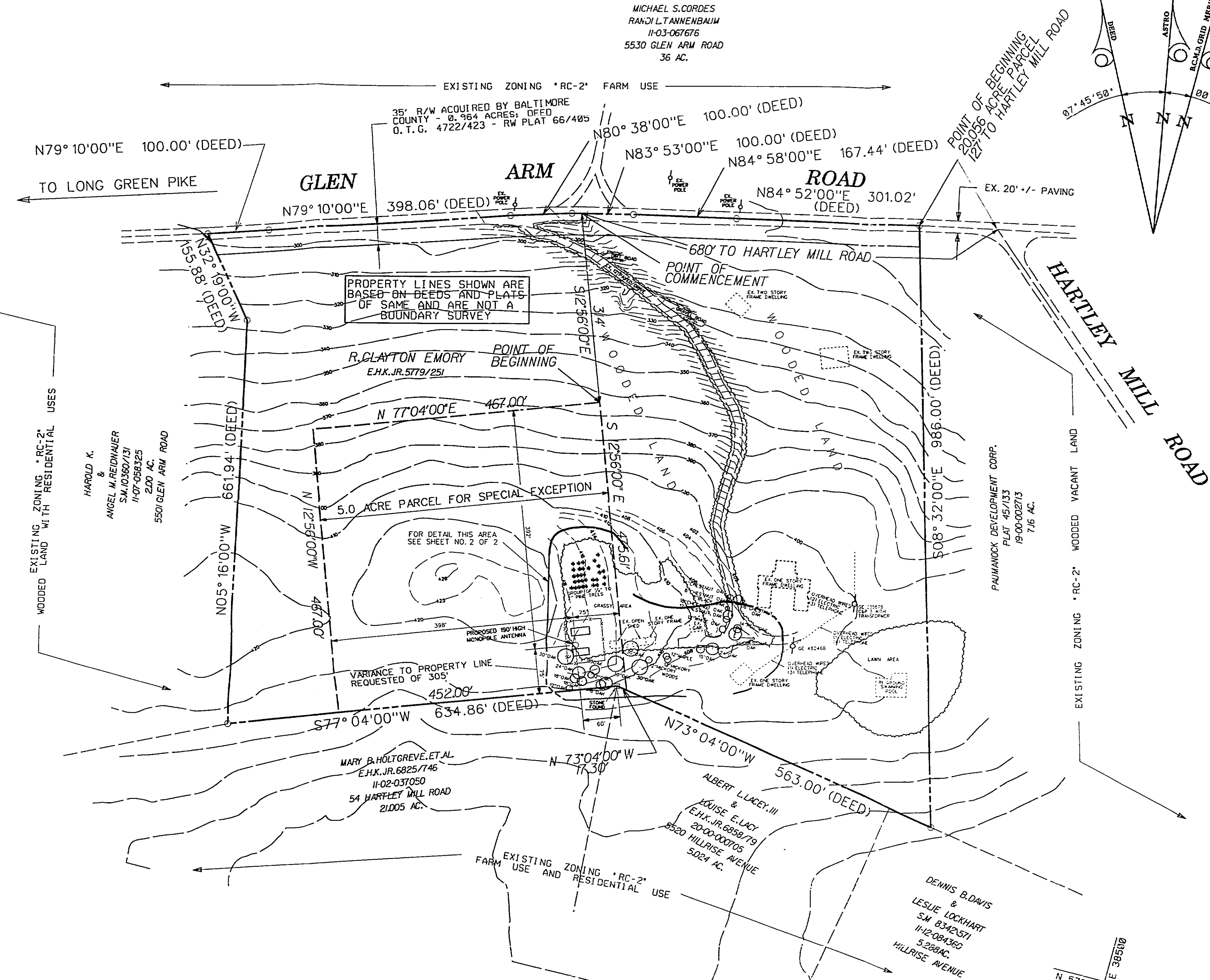
Prepared by:  
KCI Technologies, Inc.  
10 North Park Drive  
Hunt Valley, Maryland 21030

November 1995

Ref No 4







### GENERAL NOTES

1. APPLICANT: BELL ATLANTIC NYNEX MOBILE SYSTEMS  
9000 JUNCTION DRIVE  
ANNAPOLIS, MARYLAND 20701  
LOCAL CONTACT: SAM FRAMPTON  
(301) 512-2447
2. APPLICANT ATTORNEY: VENABLE, BAETJER AND HOWARD  
210 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
LOCAL CONTACT: ROBERT HOFFMAN  
(410) 494-6262
3. CO-LOCATOR ON SITE  
SOUTHWEST BELL MOBILE SYSTEM, INC.  
17A CELLULAR ONE  
7855 WALKER DRIVE  
GREENBELT, MD. 20770  
LOCAL CONTACT: VAN THOMPSON  
(410) 712-7771
4. PROPERTY OWNER: R. CLAYTON EMORY
5. SITE ADDRESS: 5525 GLEN ARM ROAD  
BALTIMORE COUNTY, MARYLAND 21057
6. SITE DATA: PARCEL 26, TAX MAP 54  
TAX ID NO. 1105053250  
ELECTION DISTRICT NO. 11  
COUNCILMANIC DISTRICT NO. 6  
CENSUS TRACT 4112.02  
AREA 873,639 S.F. (20.056 ACRES)  
1188 W.J.R. 3779 FOLIO 251  
ADC MAP 21 GRID B9
7. SITE ZONING: R.C. 2 - RURAL CONSERVATION
8. SITE USAGE: RESIDENTIAL AND WOODED LAND
9. SITE IS LOCATED WITH THE LONG GREEN VALLEY HISTORICAL DISTRICT.
10. PROPOSED ANTENNA HEIGHT (190') IS BELOW THE 350' HEIGHT ALLOWED IN OR ADJACENT TO HISTORICAL DISTRICT (LONG GREEN VALLEY) PER SECTION 502.7 B1 OF THE BC2R
11. VERTICAL CONTROL SHOWN HEREON IS BASED ON THE FOLLOWING BALTIMORE COUNTY CONTROL STATIONS:  
HUB NO. 12644 ELEV. 268.07
12. HORIZONTAL CONTROL SHOWN HEREON IS BASED ON BALTIMORE COUNTY CONTROL STATIONS:  
HUB NO. 12643 N 58016.07 E 37391.82  
HUB NO. 11725 N 57655.33 E 36317.57
13. AREA OF THE REQUESTED SPECIAL EXCEPTION IS 5.0 ACRES.
14. PROPOSED ACCESSORY BUILDING AREAS: 659 S.F.
15. THE PROPOSED USE IS AN 'UNMANNED' SITE THEREFORE NO OFF-STREET PARKING SPACES ARE REQUIRED.
16. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THE PROPOSED FACILITY. THERE ARE NO PUBLIC WATER LINES OR FIRE HYDRANTS IN THE VICINITY OF THE SITE.
17. THE EXTERIOR OF THE MODULAR BUILDINGS WILL BE EXPOSED AGGREGATE.
18. THE PROPOSED ANTENNA WILL BE A 190' HIGH MONOPOLE ANTENNA ON A CONCRETE BASE. SEE SECTION 'A-A' ON DRAWING 2 OF 2.
19. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE REPORT.
20. PREPARED BY: KCI TECHNOLOGIES, INC.  
10 NORTH PARK DRIVE  
HUNT VALLEY, MARYLAND 21030  
CONTACT: RICHARD SMITH  
(410) 316-7931
21. PROPERTY SHOWN HEREON IS BASED ON DEED BEARINGS AND DISTANCES.

### ANTENNA NOTES

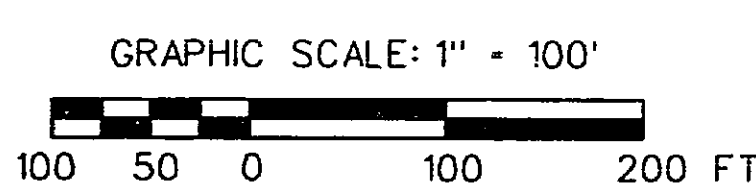
1. ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND GUIDELINES RELATING TO RADIATION EMISSIONS SHALL BE MET AT ALL TIMES.
2. WHEN THE USE IS TERMINATED, THE STRUCTURE SHALL BE REMOVED.
3. EVERY FIVE YEARS, OR SOONER IN THE EVENT OF SUBSTANTIAL DAMAGE, A CERTIFICATION BY A PROFESSIONAL ENGINEER REGISTERED IN MARYLAND SHALL BE FILED WITH THE DEPARTMENT OF PERMITS AND LICENSES INDICATING THAT THE AFOREMENTIONED STRUCTURE MEETS ALL SAFETY REQUIREMENTS. ANY UPGRADING OR MAINTENANCE REQUIRED TO COMPLY WITH ANY CHANGES IN THE SAFETY REQUIREMENTS, OR TO MAINTAIN THE SAFETY THEREOF, SHALL BE PERFORMED PRIOR TO THE FILING OF SUCH CERTIFICATION.
4. NO WHITE STROBOSCOPIC LIGHTS ARE PERMITTED. (THE TOWER WILL NOT HAVE ANY LIGHTS ON IT.)

### NOTE :

1. 10' CONTOUR LINES SHOWN HEREON WERE OBTAINED FROM BALTIMORE COUNTY PHOTOGRAMMETRIC MAP 'NE 15-6' DATED APRIL, 1958.
2. 2' CONTOUR LINES SHOWN HEREON AND LOCATION OF TREES AND ACCESS ROAD ARE 'FIELD RUN' LOCATIONS BY KCI TECHNOLOGIES SEPTEMBER, 1995.

### SITE PLAN

SCALE: 1" = 100'



### REQUEST FOR SPECIAL EXCEPTION

REQUEST FOR SPECIAL EXCEPTION  
PETITIONER IS REQUESTING A SPECIAL EXCEPTION PURSUANT TO SECTION 1A01.2C23 OF THE BC2R TO ALLOW A 190' HIGH MONOPOLE WIRELESS TRANSMITTING AND RECEIVING FACILITY IN AN RC-2 ZONE.

### REQUEST FOR VARIANCE

PETITIONER IS REQUESTING A VARIANCE TO SECTION 502.7C2 OF THE BC2R TO ALLOW A MONOPOLE ANTENNA 190' HIGH TO BE WITHIN 75' OF A PROPERTY LINE IN LIEU OF THE REQUIRED 380' (2 TIMES THE HEIGHT OF THE TOWER) A VARIANCE OF 305'.

### SCHEDULE OF REVISIONS

REV. NO.	DESCRIPTION OF CHANGES	DATE	BY	APP. BY
7				
6				
5				
4				
3				
2				
1				
0				

**BLT - M95GA - GLEN ARM  
CO-LOCATION FACILITY**



**KCI TECHNOLOGIES INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
10 NORTH PARK DRIVE  
HUNT VALLEY, MARYLAND 21030-1888 (410) 316-7800

KCI JOB NO. 01-92170.19

**© Bell Atlantic NYNEX Mobile**

9000 JUNCTION DRIVE  
ANNAPOLIS JUNCTION, MD 20701

### DRAWING TITLE:

**PLAT TO ACCOMPANY PETITION  
FOR  
SPECIAL EXCEPTION AND VARIANCE**

PROJECT: CELLULAR TELEPHONE ANTENNA SITE  
GLEN ARM - CELL SITE BLT - M95GA  
5525 GLEN ARM ROAD  
11TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

PROPERTY OWNER:  
R. CLAYTON EMORY

### DRAWING ISSUE STATUS CURRENTLY

A - ISSUED FOR PRELIMINARY INFORMATION ONLY  
B - ISSUED FOR MUNICIPAL REVIEWS/APPROVALS  
C - ISSUED FOR CONSTRUCTION PERMITS/BIDS  
D - ISSUED FOR CONSTRUCTION  
E - (SPECIFY)

FIRST ISSUE: DRAWING NO.

DRAWN BY: R.J. FLEIG 1 OF 2

CHECKED BY: R.L. SMITH SHEET NO. 1 OF 2

SCALE: AS NOTED PRINT DATE: 11-07-95  
PROJECT NO. 0192170-19 DOCUMENT NO.













# Baltimore County, Maryland

PETITIONERS EXHIBIT NO. 3

A1	A2
B1	B2
C1	C2
D1	D2
E1	E2
F1	F2
G1	G2

Revisions

Grid North

Scale: 1"=1000'

Miles

Feet

1/4 0 1/4 1/2 3/4 1

1,000 0 1,000 2,000 3,000 4,000 5,000

SHEET D-3

Compiled for the Office of Planning and Zoning by  
Cawsey & Davis from Baltimore County's January,  
1964, 1"-200' planimetric map series, partially  
published in December 1965. Grid lines are Baltimore  
County Plane Coordinate system (1955).